

# **Dexter Downtown Development Authority**

JUNE 16, 2022 <> 7:30AM

***In-Person Meeting***

## **MINUTES**

1. Call to Order: Called to order at 7:30 AM on June 16, 2022 by Vice Chairman Don Darnell.

2. Roll Call

Doug Finn – Absent

Don Darnell – Present

Mike Fitzpatrick – Present

Carol Jones – Present

Shawn Keough – Absent

Patrick Becker – Present

Rich Bellas – Present

Mike Penn – Present

Karen Magdich – Present

Phil Mekas – Present

Fred Schmid – Absent

Randy Willis – Present

Also in attendance: Michelle Aniol, Community Development Manager; Eric Toumey and Kevin Denoyer of Common Sail; and Jason Krieger of Krieger Klatt Architects. Attending virtually: Shawn Keough, as a member of the public.

3. Approval of Minutes from the May 19, 2022 Regular Meeting

*Motion Willis; support Penn to approve the minutes of the Regular Meeting of May 19, 2022 with the following correction under the Treasurer's Report, May Invoices, the motion to approve was made by Keough not Willis and support was Magdich not Penn.*

*Unanimous voice vote approval with Finn, Keough and Schmid absent.*

4. Approval of Agenda:

*Motion Willis; support Penn to approve the agenda as presented.*

*Unanimous voice vote approval with Finn, Keough and Schmid absent.*

5. Pre-arranged Audience Participation: Common Sail – presentation of concept for 3045 Broad Street

Eric Tuomey of Common Sail introduced Jason Krieger, architect of Krieger Klatt Architecture, and Kevin Denoyer, developer of Common Sail. Mr. Tuomey gave a PowerPoint presentation on a Mixed-Use Development Proposal for 3045 Broad Street.

Discussion followed on the topics: parking, commercial space, electric lines, public art, architecture, and cooling to name a few of the areas of concern.

The Vice-chair opened the floor for public comments and recognized Shawn Keough. Mr. Keough suggested the DDA set up a sub-committee to meet with the Developer, for the purpose of better understanding the public private partnership being proposed by the Developer.

The Board agreed that the membership of the sub-committee should include the four members who are currently on the 3045 Broad Street Committee, which includes Mayor Keough, Doug Finn, Don Darnell, and Mike Penn, and one additional DDA member. Phil Mekas volunteered.

6. Non-Arranged Citizen Participation: *None*

7. Treasurer's Report: *Treasurer Mike Fitzpatrick presented the June Treasurer's Report including cash balances and the revenue/expense report.*

a. June 2022 Invoices: *None*

b. Treasurer's Report –June 2022

*Motion Bellas; support Mekas to approve the June DDA Treasurer's Report.*

*Ayes: Becker, Bellas, Darnell, Fitzpatrick, Jones, Magdich, Mekas, Penn and Willis*

*Nays: None*

*Absent: Finn, Keough and Schmid*

*Motion carries*

8. Correspondence / Communications: *None*

Ms. Magdich left the meeting at 8:32 AM

9. New Business - *None*

10. Unfinished Business - *None*

11. Reports:

a. Mayor– Shawn Keough

*Mayor Keough includes his written report per packet and provided the following updates.*

- *Mayor Keough thanked Carol Jones and Fred Schmid for their service to the DDA Board.*

b. Staff – Michelle Aniol

*Ms. Aniol includes her written report per packet. Vice-Chair Darnell asked about next steps for CommonSail. Ms. Aniol suggested the DDA consider if a pre-*

*development agreement should be pursued. Vice-chair Darnell suggested that the item to be on the next agenda.*

12. Chairman's Report: *Next meeting –July 21, 2022*

13. Non-Arranged Citizen Participation:

*Rich Bellas representing the Arts, Culture and Heritage Committee distributed Paint Dexter Appeal for the upcoming Dexter Plein Air Festival.*

14. Adjournment

*Motion Willis; support Mekas to adjourn the meeting at 8:50 AM.*

*Unanimous voice vote approval with Finn, Keough, Magdich and Schmid absent.*

Respectfully submitted,  
Carol J. Jones, Secretary

Approved for Filing: August 18, 2022